



Roger  
Parry  
& Partners

Bank House Bausley, Crew Green,  
Shrewsbury, SY5 9BL



**Bank House Bausley, Crew Green, Shrewsbury, SY5 9BL  
Offers In The Region Of £490,000**

Bank House offers its new owners some of the most specular elevated views anyone could wish for set in around 3 acres. This stone-built, detached, former farmhouse offers well-proportioned accommodation briefly comprising a sitting room, dining room, snug/study, inner hallway, kitchen/breakfast room, and downstairs shower room. Upstairs the property offers lovely feature landing giving access to three generous double bedrooms and dressing room which leads on to a family bathroom. The property is set in approximately 3 acres or thereabouts made up of lovely gardens with adjoining paddock and woodland/former small quarry, the latter offering a haven for wildlife. The property has the benefit of oil central heating and double glazing, and is well-positioned for all the neighbouring towns of Shrewsbury, Oswestry, and Welshpool, all of which are within easy travelling distance. This is a fabulous house and those views are just amazing.



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**ACCOMMODATION COMPRISING:****ENTRANCE PORCH**

Leads to original panelled front door to:

**SITTING ROOM**

14'0" x 11'4" (4.27 x 3.45)

With fireplace set to one wall with raised brick hearth (presently with electric fire inset), double radiator, feature beams to ceiling, power and lighting points, deep sill to uPVC double glazed window enjoying outstanding elevated views to the front, over open countryside as far as the eye can see.

From sitting room, door to:

**SNUG/STUDY**

10'6" x 9'0" (3.2 x 2.74)

With radiator, power, and lighting points, with further matching window to the front enjoying similar amazing views.

From sitting room, door to:

**INNER HALLWAY**

Giving access to staircase leading to the first floor and further accommodation comprising:

**DOWNSTAIRS SHOWER ROOM**

With large, walk-in shower with glazed sliding door and fitted shower unit, fully tiled to shower area. Vanity wash hand basin with storage cupboards under, WC, tile effect vinyl floor covering, range of recess shelving to one wall, ladder style radiator, double glazed opaque glass window to the side, range of recess spotlights.

From inner hallway, door to:

**KITCHEN/BREAKFAST ROOM**

14'5" x 11'10" (4.39 x 3.61)

With range of units with stainless steel sink unit set into laminate work surfaces extending to two wall sections with a range of cupboards and drawers under, space and plumbing set for automatic washing machine, and space for cooker. Inglenook fireplace with old range inset (no longer in working order), range of feature beams to ceiling, feature brick paved flooring, double radiator, power and lighting points, understairs built-in larder, double glazed window and glazed and wooden service door to the side.

From kitchen, door to:

**DINING ROOM**

11'8" x 10'10" (3.56 x 3.3)

Presently being used as a study with wood effect laminate flooring, double radiator, power and lighting points, double glazed window to the side.

From inner hallway, lovely feature staircase leads to:

**NATURALLY LIT FEATURE LANDING**

With lighting point, double-glazed window to the side, and radiator. Landing forms a circle around a central wall giving a gallery view back to the staircase.

Landing gives access to bedroom accommodation comprising:

**BEDROOM ONE (FRONT)**

14'4" x 12'3" (4.37 x 3.73)

With double radiator, power, and lighting points, wood effect uPVC double-glazed window to the front enjoying outstanding elevated views over surrounding fields and countryside as far as the eye can see.

**BEDROOM TWO (SIDE)**

12'9" x 12'2" (3.89 x 3.71)

With cast iron original fireplace set to chimney breast, double radiator, power, and lighting points, uPVC double glazed window to the side.

**BEDROOM THREE (SIDE)**

15'3" x 12'3" (4.65 x 3.73)

With stripped wooden flooring, range of book shelving to one wall, double radiator, power and lighting points, access to roof space, uPVC double glazed window to the side enjoying outstanding elevated views over the surrounding countryside towards Llanymynech hill.

**DRESSING ROOM**

10'2" x 9'4" (3.1 x 2.84)

With built-in double wardrobe with storage cupboard above, oil fired boiler set to one corner supplying domestic hot water and central heating, power and lighting points, radiator, access to roof space, double glazed window to the side enjoying outstanding elevated views.

Dressing room leads through to:

**UPSTAIRS BATHROOM**

Fitted with fully tiled shower cubicle with fitted Aquatron 2 electric shower unit, panel bath alongside with tile surround, pedestal wash basin, WC, radiator, tile effect vinyl floor covering, lighting point, double glazed window to the front enjoying outstanding elevated views over surrounding fields and countryside.

**OUTSIDE**

The property is approached through a metal gate onto a large gravel and concrete parking forecourt providing extensive off-road parking for a number of cars. Crazy paved patio extends across the front of the property leading up to the front door and enclosed by wrought iron railings. Front gardens laid to lawns enjoying outstanding elevated views over the surrounding countryside and giving access to the adjoining paddock. Further good-sized lawned garden area situated to one side enclosed by a variety of mature hedging. Further raised lawn area situated to the right-hand side of the property with large inset shrubberies and oil storage tank set to one side. Further large garden/wooded area. situated to the rear of the property with intersecting grass pathways. This raised area enjoys outstanding elevated views over the surrounding countryside. Further lawned terraced area situated adjacent to the property with ornamental pool inset flanked to one side by an exposed rock face. Steps from this terrace lead down to a further paved patio area situated to the side of the property giving access to the kitchen door which in turn leads back to the front of the property.

**LAND**

This is situated to the front of the property and consists of an enclosed paddock with an adjoining former quarry which is now wooded over and provides an amazing wildlife habitat. The property has the benefit of direct access onto a bridle path which continues on down back into Crew Green village. In all, the property extends to just over 3 acres or thereabouts.

**DIRECTIONS:**

From Shrewsbury take the A 458 Welshpool Road Travel through Ford taking the next right turn to Alberbury Carry on through Ablerbury and Coedway to Crew Green Continue through the village and just before you exit turn left Continue up the bank and just as to leave the last of the houses take the track to the left with the pointer board Bank house is the last house on the right.

**AGENTS NOTE:**

Although there is no chain with this property, vacant possession will not be available until end of March 2024.

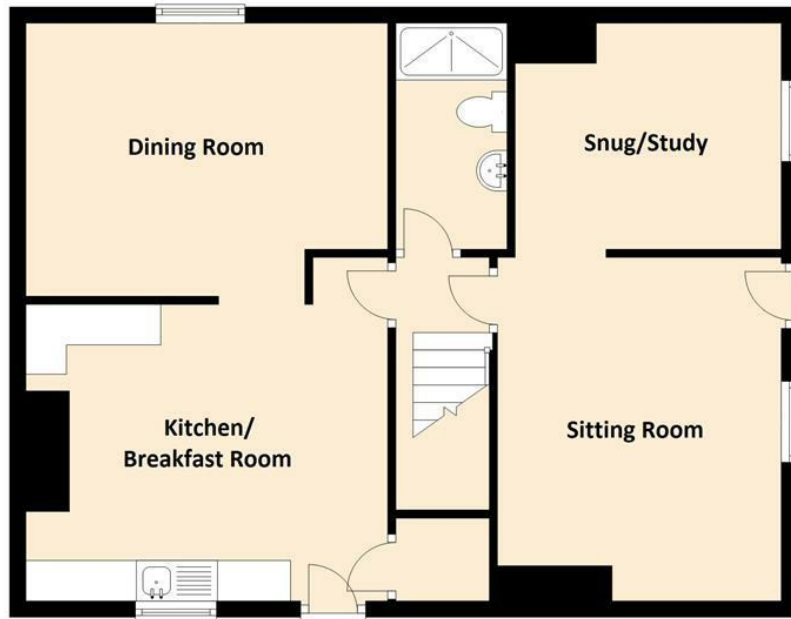
**SERVICES**

Mains Electricity  
Oil Heating  
Mains Water  
Private Septic Tank

Floor Plan  
(not to scale - for identification purposes only)

**Ground Floor**

Approx. 65.4 sq. metres (703.8 sq. feet)



**First Floor**

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 131.9 sq. metres (1419.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.